



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL SPECIAL MEETING

**CHURCHILL PARK
Main Street**

SPECIAL MEETING MINUTES June 14, 2016 6:00 p.m.

Mayor Zartarian called the Special Meeting to order in the lower parking lot of Churchill Park at 6:00 p.m. on June 14, 2016.

I. ROLL CALL

Councilor Anest
Councilor Budrejko
Councilor DelBuono
Councilor Klett
Councilor Manke
Councilor Marocchini
Councilor Nagel
Councilor Serra
Mayor Zartarian

Staff Attendees:

Tanya Lane, Acting Town Manager
Bill DeMaio, Superintendent, Parks and Rec Department
Jaime Trevethan, Asst. to the Town Manager – Administration
Mike Hadvab, Parks Supervisor

II. APPROVAL OF AGENDA

Councilor Nagel moved to approve the agenda. Motion seconded by Councilor DelBuono. Motion passed 9-0.

IV. PUBLIC PARTICIPATION – ON AGENDA

Mayor Zartarian read a letter into the record from Bill DeBlasio. Letter attached.

Michael Deehas, 589 Churchill Drive: Mr. Deehas indicated that he is on the Board of Directors for the Churchill condominium complex and expressed concern about the waterway that runs through the complex.

V. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION – none.

VI. CONSIDERATION OF NEW BUSINESS

A. Tour: Churchill Park

Parks Superintendent Bill DeMaio, Parks Supervisor Mike Hadvab and staff members from the project architect Milone and MacBroom conducted a tour of Churchill Park. Mr. DeMaio indicated that the Town is aware of Mr. Deahas' concerns regarding the condo complex and stated that the Town is working on an alternative solution.

Lead Architect Dave Dickson and Lead Landscaper Ryan Chimielewski of Malone and MacBroom lead the tour and reviewed the proposed site plan. The following issues and proposals were discussed in relation to the current condition of the park:

- Entrance and exit to park provides little warning to those entering from Main Street
- Lack of water quality management for the nearby brook
- Parking lot contains major cracks as well as structural issues
- Handicap parking spaces do not meet current standards
- Water quality issues with the pond
- Issues with elevation of the pond draining pipe
- Safety concern of the wire support structure between the pond and the access road
- Proposal: relocate the pond westward, closer to the wetlands area; use at least a 1:1 ratio to the size of the current pond.
- Americans with Disabilities Act (ADA) issues throughout: park layout is disjointed and dated
- Proposal: create better park layout with cohesive path throughout
- Overflow structure from pond is very shallow and not functional
- Issue with storm pipe drainage
- Issue with pool drainage: Pool currently drains into pond and storm drains. Current standards require that pools drain into a sanitary sewer.
- Pavilions are dated
- Nature trail is overgrown
- Proposal: widen the nature path trail ways to 8 feet, with boardwalks used to not disturb wetlands.
- The access driveway to the pavilions is too steep and does not meet current standards
- Play areas and pavilions lack handicap accessibility.
- Proposal: bring area up to ADA standards with play area surrounded by five pavilions and an area with adult exercise equipment.
- Basketball and tennis courts are too close in proximity, creates a safety issue.
- Tennis courts have structural issues, a jersey barrier acts as a retaining wall.
- Pool too far from main parking lot, insufficient accessible parking
- Proposal: brings sufficient parking to the pool area
- The current configuration of the pool is not conducive to modern swimming programs
- The pool is 50 years old, many structural issues and leaks water
- The pool does not meet ADA standards or Red Cross requirements.
- The pool diving boards were removed because the water depth does not meet current standards
- The pool deck contains cracks and uneven surfaces
- Proposal: zero-depth entry pool combines shallow wading area with deep pool area. Pool will remain in the same location but will be reconfigured to meet all modern safety, ADA and use standards. A small lazy river will also be installed, which can also be used for young children's' swim lessons, various disabled users' programs and resistance training. A splash pad will be constructed, which may be run at extended hours at a low cost because no lifeguards are required. There will be features for children of various ages. The splash pad is designed to function economically and only run while in use.
- Pool houses do not meet current ADA standards and are not wheelchair accessible. There are not enough showers or restrooms available. The building is too small to be functional.

- Proposal: reconstruct the pool house with two connected buildings and a lifeguard station to address all issues and provide more storage. The second building is proposed to be multi-use, for training, classes, meetings, etc. and may be used year-round.
- The baseball field has a problem with sun glare due to its orientation.
- The area immediately surrounding the baseball field is too small and may pose a safety risk.
- The baseball field has structural issues and is not ADA compliant.
- The baseball field lacks a safety fence and the walkways around the area are cracked.
- Proposal: reorient the baseball field to the desired NNE orientation, and reconfigure the field to meet all current safety, ADA and usability standards. The proposed field will incorporate safety netting and can be used for multiple sports.

Questions:

Councilor Budrejko inquired whether the new pool will have lanes for swimming. Mr. DeMaio replied in the affirmative and explained that the proposal calls for a pool with lanes for lap and competitive swimming.

Councilor Budrejko inquired about tree removal required for the project. Mr. DeMaio replied that while some trees will need to be removed, the staff is committed to only remove trees as deemed necessary and to plant more trees than those that are removed.

Resident Sharon Braverman inquired about the adjacent landfill. Mr. DeMaio replied that the landfill is not within the scope of this project and explained that the Newington Highway Department and the State of CT DEEP are overseeing the landfill capping project.

VII. PUBLIC PARTICIPATION - ON AGENDA - none

VIII. REMARKS BY COUNCILORS - none

IX. ADJOURNMENT

Councilor Marocchini moved to adjourn the meeting at 6:42 p.m. Motion seconded by Councilor Manke. Motion passed 9-0.

Respectfully Submitted,

Jaime Trevethan
Asst. to the Town Manager - Administration